

AN ORDINANCE 101010

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING CLASSIFICATION OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended so that it shall include the change of zoning classification from "R-6" Residential Single-Family District to "R-5" Residential Single-Family District on 30.465 acres out of NCB 18296, and "C-2 C" Commercial District with a Conditional Use for a Home Improvement Center on 29.544 acres out of NCB 18296.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes or the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not adversely affect the public health, safety and welfare.

SECTION 4. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and

provided for in Section 35-491.

SECTION 5. The Director of Planning shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 6. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective June 19, 2005.

PASSED AND APPROVED this 9th day of June 2005.



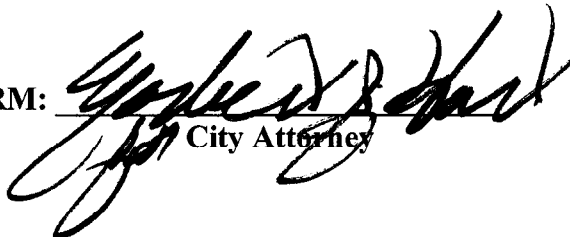
M A Y O R

EDWARD D. GARZA

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: 4.2K.

Date: 06/09/05

Time: 02:57:33 PM

Vote Type: Multiple selection

Description: ZONING CASE NUMBER Z2005136 C: The request of Earl & Associates, P. C., Applicant, for Multiple Owners, Owner(s), for a change in zoning from "R-6" Residential Single-Family District to "R-5" Residential Single-Family District on 30.465 acres out of NCB 18296 and "C-2" C Commercial District with a conditional use for a home improvement center on 29.544 acres out of NCB 18296 on Culebra Road and FM 1560. Staff's recommendation was for approval. Zoning Commission's recommendation pending Zoning Commission June 7, 2005 meeting. (Council District 6)

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. McNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN WOLFF	DISTRICT 9	Not present			
CHIP HAASS	DISTRICT_10		x		
MAYOR ED GARZA	MAYOR		x		

Z2005136 C

(1)
METES AND BOUNDS
DESCRIPTION
OF 8.031 ACRES IN
BEXAR COUNTY, TEXAS

R-6 to R-5

Being an 8.031 acre tract of land situated in Bexar County, Texas which is in the City of San Antonio in New City Block 18296, out of the south part of the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, being that same tract of land of 180.245 acre remnant of the 300.821 acres, called 300.801 acres conveyed to Hans Hofmann and wife Charlotte Hofmann and recorded in Volume 6185, Page 1782 of the Official Public Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1 ½ inch iron pipe found at the corner of a fence in the north line of Farm to Market Road No. 471 (F.M. 471), also known as Culebra Road, for the southwest corner of this tract and being the southeast corner of that certain 372.0224 acre tract of land conveyed to Claus Werner and described in Deed recorded in Volume 4847, Page 1805 of the Real Property Records of Bexar County, Texas, further described in deed to Obra Home as recorded in Volume 10866, Page 739, said point being N 65° 46' 43" W, a distance of 1771.22 feet from a TxDOT (Texas Department of Transportation) Type I concrete monument and an angle point in the north right of way of said F.M. 471;

Thence N 23° 54' 58" E, at a distance of 420.01 feet, to a point being five hundred (500) feet from the southwest right of way or four hundred twenty (420) feet from the northeast right-of-way of said Culebra Road as recovered herein for the city limit of the City of San Antonio as described in Ordinance No. 64026 dated December 29, 1986 and the north line of New City Block 18296;

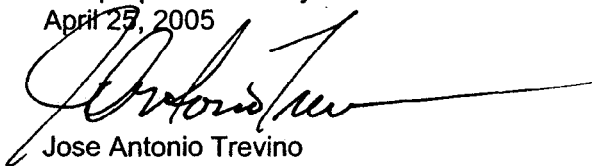
Thence parallel to and 420 feet from said northeast right-of-way of Culebra Road, S 65° 48' 07" E, a distance of 834.09 feet to a point in the west line of a certain 120.576 acre tract of land conveyed to Culebra Valley 2004, Ltd and recorded in Volume 11224, Page 2457 of the Official Records of Bexar County, Texas;

Thence S 24° 13' 29" W, a distance of 420.00 feet to an iron rod found for the southwest corner of said 120.576 acres and the northeast right-of-way of Culebra Road;

Thence with the north right of way of said Culebra Road (F. M. 471), N 65° 48' 07" W, a distance of 831.82 feet to the Place of Beginning containing 8.031 acres of land more or less.

Plat prepared this day:

April 29, 2005



Jose Antonio Trevino

Registered Professional Land Surveyor No. 5552

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EXHIBIT A

To Ordinance No. _____

Passed and Approved on _____

June 9, 2005

(2)

METES AND BOUNDS
DESCRIPTION
OF 10.130 ACRES IN
BEXAR COUNTY, TEXAS

R-6 to R-5

Being a 10.130 acre tract out of a certain 120.576 acre tract of land situated in Bexar County, Texas in the City of San Antonio in New City Block 18296, out of the south part of the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, said 120.576 acres being that same tract of land conveyed to Culebra Valley 2004, Ltd, and recorded in Volume 11224, Page 2457 of the Official Public Records of Bexar County, Texas, and said 10.130 acres being more particularly described by metes and bounds as follows:

Beginning at a 2 ½ inch iron pipe in the north right of way of F. M. 471, also known as Culebra Road, from which the southeast corner, an iron rod found, of a certain 170.95 acre tract of land conveyed to Kenneth R. Kossaeth and recorded as "Exhibit B" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas, bears S 65° 48' 56" E, a distance of 881.81 feet. Said 2 ½" iron pipe being the southeast corner hereof and the southwest corner of said Kossaeth tract;

Thence with the said Northeast right of way of said F. M. 471, the following

N 65° 45' 14" W, a distance of 612.13 feet to a TxDOT type I concrete monument;

N 65° 48' 07" W, a distance of 439.36 feet to an iron rod set;

Thence departing the right-of-way of said F. M. 471 and with the west line of said 120.576 acres N 24° 13' 29" E, a distance of 420.00 feet to a point being five hundred (500) feet from the southwest right of way or four hundred twenty (420) feet from the northeast right-of-way of said Culebra Road as recovered herein for the city limit of the City of San Antonio as described in Ordinance No. 64026 dated December 29, 1986 and the north line of New City Block 18296;

Thence parallel to and 420 feet from said northeast right-of-way of Culebra Road, the following;

S 65° 48' 07" E, a distance of 439.16 feet to a point;

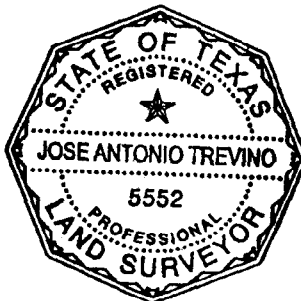
S 65° 45' 14" E, a distance of 610.53 feet to a point in the west line of said Kossaeth tract;

Thence with said Kossaeth line, S 23° 58' 47" W, a distance of 420.01 feet to the Place of Beginning containing 10.130 acres of land more or less.

Plat prepared this day:
April 25, 2005

Jose Antonio Trevino

Registered Professional Land Surveyor No. 5552



(3)

CULEBRA VALLEY ZONING TRACTS

METES AND BOUNDS
DESCRIPTION
OF 8.501 ACRES IN
BEXAR COUNTY, TEXAS

R-6 to R-5

Being an 8.501 acre portion of land out of 170.874 acres situated in Bexar County, Texas a part of which is in the City of San Antonio in New City Block 18296, out of the south part of the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, being that same tract of land called 170.95 acres conveyed to Kenneth R. Kossaeth and recorded as "Exhibit B" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 2 1/2 inch iron pipe found at the corner of a fence in the north line of Farm to Market Road No. 471 (F.M. 471 80' wide), also known as Culebra Road, for the southwest corner of this tract and being the southeast corner of that certain 300.821 acre tract of land conveyed to Hans Hofmann and wife Charlotte Hofmann and recorded in Volume 6185, Page 1782 of the Real Property Records of Bexar County, Texas, and the southeast corner of a 120.576 acre part of said Hoffman 300.821 acre parcel conveyed to Culebra Valley 2004, Ltd., a Texas limited partnership and recorded in Volume 11224, Page, 2457 of the Official Public Records of Bexar County, Texas, said point being S 65° 45' 14" W, a distance of 612.13 feet from a TxDOT (Texas Department of Transportation) Type I concrete monument and an angle point in the north right of way of said F.M. 471.

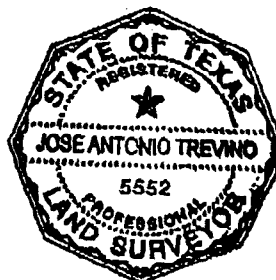
Thence N 23° 58' 47" E, a distance of 420.00 feet to point being five hundred (500) feet from the southwest right of way or four hundred twenty (420) feet from the northeast right-of-way of said Culebra Road as recovered herein for the city limit of the City of San Antonio as described in Ordinance No. 64026 dated December 29, 1986 and the north line of New City Block 18296;

Thence S 65° 48' 56" E, a distance of 881.53 feet across said 170.874 acres to an point in the west line of certain 170.95 acre tract of land conveyed to Albert E. Kossaeth and recorded as "Exhibit A" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas, for the east line and northeast corner hereof;

Thence with the common line of said Kossaeth tracts S 23° 56' 27" W, a distance of 420.00 feet, to a 5/8 inch iron rod found in the north right of way of said F. M. 471, and the southwest corner of said A. Kossaeth Tract Exhibit A same being the southeast corner hereof;

Thence with the said North right of way of said F. M. 471 N 65° 48' 57" W, a distance of 881.81 feet to the Place of Beginning containing 8.501 acres of land more or less.

Plat prepared this day: April 25, 2005
Jose Antonio Trevino
Registered Professional Land Surveyor No. 5552
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(4)

CULEBRA VALLEY ZONING TRACT 4

Z2005136

Tract Z-4

METES AND BOUNDS
DESCRIPTION
0.578 ACRES OUT OF A
OF A 60-FOOT WIDE
INGRESS AND EGRESS EASEMENT
BEXAR COUNTY, TEXAS

R-6 to R-5

Being a 0.578 acre part of a 60 foot wide Ingress and Egress easement situated in Bexar County, Texas a part of which is in the City of San Antonio in New City Block 18296, out of the south part of the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, as created and granted and being a part of that same tract of land called of certain 170.95 acre tract of land conveyed to Albert E. Kossaeth and recorded as "Exhibit A" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the north right of way of Farm to Market Road No. 471 (F.M. 471 80' wide), also known as Culebra Road, for the southwest corner of said A. Kossaeth Tract, same being the southeast corner of that certain tract of land called 170.95 acres conveyed to Kenneth R. Kossaeth and recorded as "Exhibit B" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas for the PLACE OF BEGINNING hereof;

THENCE with the common line of said Kossaeth tracts N 23° 56' 27" E, a distance of 420.00 feet, to a point being five hundred (500) feet from the southwest right of way or four hundred twenty (420) feet from the northeast right-of-way of said Culebra Road as recovered herein for the city limits of the City of San Antonio as described in Ordinance No. 64026 dated December 29, 1986 and the north line of New City Block 18296;

THENCE with the city limits of the City of San Antonio and N.C.B. 18296 as described and across said A. Kossaeth tract the following courses;

S 65° 48' 16" E, a distance of 56.53 feet to a point;


S 66° 55' 38" E, a distance of 3.46 feet, to a point;
Thence departing the City limits of San Antonio, and N.C.B. 18296,
S 23° 56' 28" W, a distance of 420.01 feet to a point in the north right-of-way of F.M. 471;

THENCE N 66° 27' 03" W, a distance of 5.50 feet, to a TxDOT (Texas Department of Transportation) Type I concrete monument and an angle point in the north right of way of said F.M. 471;

THENCE continuing with said north right-of-way of F.M. 471, N 65° 46' 50" W, a distance of 54.48 feet to the PLACE OF BEGINNING and containing 0.578 acres more or less.

NOTE:

1. All ½" iron rods set are capped with a plastic cap marked C-B PROP. COR
2. Subject to 40 foot wide Ingress-Egress easement recorded as Volume 2527, Page 1185 of the Real Property Records of Bexar County, Texas for the benefit of Kossaeth Tracts described herein.



Plat prepared this day: April 25, 2005
Jose Antonio Trevino
Registered Professional Land Surveyor No. 5552

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(5)

Z2005136 CULEBRA VALLEING ZONNING TRACT 3

Tract 2-3

METES AND BOUNDS
DESCRIPTION
OF 3.225 ACRES IN
BEXAR COUNTY, TEXAS

R-6 to R-5

Being a 3.225 acre portion of land out of the remnants of a 170.95 acres situated in Bexar County, Texas a part of which is in the City of San Antonio in New City Block 18296, out of the south part of the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, being that same tract of land called 170.95 acres conveyed to Albert E. Kossaeth and recorded as "Exhibit A" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found in the north right of way of Farm to Market Road No. 471 (F.M. 471 80' wide), also known as Culebra Road and being the southwest corner of said A. Kossaeth Tract Exhibit A, same being the southeast corner Kenneth R. Kossaeth 170.95 acres as recorded in "Exhibit B" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas;

Thence with the north line of Farm to Market Road No. 471 (F.M. 471 80' wide), also known as Culebra Road, the following;

S 65° 46' 50" E, a distance of 54.48 feet to a TxDOT (Texas Department of Transportation) Type I concrete monument and an angle point in the north right of way of said F.M. 471;

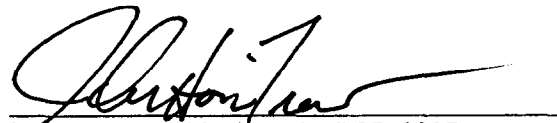
S 66° 27' 03" E a distance of 5.50 feet to an iron rod set for the southwest corner hereof and the PLACE OF BEGINNING;

Thence crossing said 170.95 acres, and departing said right-of-way, N 23° 40' 22" E, a distance of 420.00 feet to a point being five hundred (500) feet from the southwest right of way or four hundred twenty (420) feet from the northeast right-of-way of said Culebra Road as recovered herein for the city limits of the City of San Antonio as described in Ordinance No. 64026 dated December 29, 1986 and the north line of New City Block 18296;

Thence with the city limits and N.C.B. 18296 as described, S 66° 19' 38" E, a distance of 334.47 feet to point in the west line of a certain 5.00 acre tract of land conveyed to William M. Weidner by Gift Deed dated February 25, 1982, recorded in Volume 2531, Page 1233, of the Real Property Records of Bexar County, Texas;

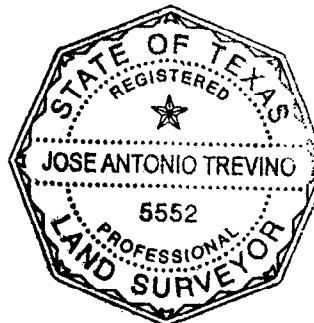
Thence with the common line of said 5.00 acre tract, S 23° 40' 22" W, a distance of 420.00 feet, to a 5/8 inch iron set in the north right-of-way of Culebra Road;

Thence with the north right-of-way of Culebra Road, N 66° 19' 38" W, a distance of 334.47 feet to the PLACE OF BEGINNING and containing 2.123 acres more or less.



Plat prepared this day: April 25, 2005
Jose Antonio Trevino
Registered Professional Land Surveyor No. 5552

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(6)

METES AND BOUNDS
DESCRIPTION
OF 2.890 ACRES IN
BEXAR COUNTY, TEXAS

R-6 to C-2

Being a 2.890 acre tract of land situated in Bexar County, Texas a part of which is in the City of San Antonio in New City Block 18296, out of the south part of the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, being out the remainder of that certain 273 acre tract of land conveyed to Roland J. Weidner and wife Ursula C. Weidner and described in Deed dated April 29, 1949 and recorded in Volume 2673, Page 28 of the Deed Records of Bexar County, Texas and being a portion of that 5.00 acre tract of land conveyed to William M. Weidner by Gift Deed dated February 25, 1982, recorded in Volume 2531, Page 1233 of the Real Property Records of Bexar County, Texas, a one-half interest being further conveyed to Spencer R. Weidner and recorded in Volume 10693, Page 1985 of the Official Records of Real Property of Bexar County, Texas, said 2.890 acres being more particularly described as follows;

Commencing at a ½ inch iron rod found in the west line of said 273 acre tract, being an ell corner of a certain 170.95 acre tract of land conveyed to Albert E. Kossaeth and recorded as "Exhibit A" of Volume 6628, Page 1542 of the Real Property Records of Bexar County, Texas and the southeast corner of a 4.45 acre tract of land conveyed to Albert Kossaeth and recorded in Volume 6061, Page 371 of the Deed Records of Bexar County, Texas;

Thence with said Kossaeth tract S 23° 36' 12" W, a distance of 711.07 feet to a point, to a point being five hundred (500) feet from the southwest right of way or four hundred twenty (420) feet from the northeast right-of-way of said Culebra Road as recovered herein for the city limit of the City of San Antonio as described in Ordinance No. 64026 dated December 29, 1986 and the north line of New City Block 18296 and the northwest corner hereof and the PLACE OF BEGINNING;

Thence across said 5.00 acres the following;

S 66° 19' 38" E, a distance of 299.49 feet to a point in the west line of the remaining 273 acre tract for the northeast corner hereof;

S 23° 36' 12" W, a distance of 420.00 feet to an iron rod set in the north right of way of F. M. 471, from which a TxDOT concrete monument at Engineer's Station 1132+86 40' LT bears, S 66° 19' 38" E, a distance of 1298.01 feet;

Thence with the north right of way of F. M. 471 as defined by right of way deed recorded in Volume 3421, Page 224, N 66° 19' 38" W, a distance of 300.00 feet to an iron rod set for the southeast corner of said Kossaeth tract and the southwest corner hereof

Thence with the common line of said Kossaeth Tract, N 23° 40' 22" E, a distance of 420.00 feet to the PLACE OF BEGINNING, containing 2.890 acres more or less.

NOTE:

1. All ½" iron rods set are capped with a plastic cap marked C-B
PROP. COR

Plat prepared this day: April 25, 2005

Jose Antonio Trevino

Registered Professional Land Surveyor No. 5552

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(7)
METES AND BOUNDS
DESCRIPTION
OF 26.654 ACRES IN THE
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

R-6 to C-2

Being a 26.654 acre tract of land situated in Bexar County, Texas a part of which is in the City of San Antonio in New City Block 18296, out of the south part of the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, and being a part of the remaining unsold portion of that original 273 acre tract of land described in Deed dated April 29, 1949, recorded in Volume 2673, Page 28 of the Deed Records of Bexar County, Texas,
SAVE AND EXCEPT THE FOLLOWING:

Right-Of-Way Deed dated October 1, 1953, recorded in Volume 3421, Page 224 of the Deed Records of Bexar County, Texas;

Right-Of-Way Deed dated March 1, 1957, recorded in Volume 3993, Page 598 of the Deed Records of Bexar County, Texas;

Gift Deed dated February 25, 1982, recorded in Volume 2531, Page 1233, of the Real Property Records of Bexar County, Texas;

Gift Deed dated February 25, 1982, recorded in Volume 2531, Page 1236, of the Real Property Records of Bexar County, Texas;

Gift Deed dated December 6, 1990, recorded in Volume 4960, Page 1816, of the Real Property Records of Bexar County, Texas;

Gift Deed dated January 9, 1991, recorded in Volume 4983, Page 430, of the Real Property Records of Bexar County, Texas;

Gift Deed dated January 28, 1992, recorded in Volume 5250, Page 331, of the Real Property Records of Bexar County, Texas;

Gift Deed dated February 12, 1993, recorded in Volume 5574, Page 1528, of the Real Property Records of Bexar County, Texas;

Gift Deed dated January 25, 1994, recorded in Volume 5945, Page 300, of the Real Property Records of Bexar County, Texas;

Gift Deed dated August 24, 1995, recorded in Volume 6518, Page 6, of the Real Property Records of Bexar County, Texas;

Gift Deed dated December 12, 1996, recorded in Volume 6954, Page 778, of the Real Property Records of Bexar County, Texas;

Gift Deed dated July 24, 1997, recorded in Volume 7152, Page 1012 of the Real Property Records of Bexar County, Texas;

Gift Deed dated July 13, 1998, recorded in Volume 7549, Page 575, of the Real Property Records of Bexar County, Texas;

Gift Deed dated January 28, 1999, recorded in Volume 7823, Page 2054, of the Real Property Records of Bexar County, Texas;

Gift Deed dated January 31, 2000, recorded in Volume 8298, Page 2028, of the Real Property Records of Bexar County, Texas;

Gift Deed dated February 4, 2001, recorded in Volume 8736, Page 781, of the Real Property Records of Bexar County, Texas;

Gift Deed dated October 11, 2002, recorded in Volume 9623 Page 1712, of the Real Property Records of Bexar County, Texas;

Gift Deed dated December 14, 2003, recorded in Volume 10479, Page 446, of the Real Property Records of Bexar County, Texas; and

Gift Deed dated April 18, 2004, recorded in Volume 10693, Page 1683, of the Real Property Records of Bexar County, Texas;

and being more particularly described by metes and bounds as follows:

Beginning at a TxDOT brass disk monument in concrete found at a non-tangent curve to the right in the north right of way of F. M. 471, Culebra Road, as described in right-of-way Deed recorded in Volume 3421, Page 224 of the Deed Records of Bexar County, Texas and the the west right of way of F. M. 1560 as described in right-of-way deed recorded in Volume 3993, Page 598 of the Deed Records of Bexar County, Texas;

Thence with said north right-of-way of F. M. 471, and the south line hereof the following;

with said curve to the right an arc distance of 185.91 feet, a radius of 11419.20 feet, a central angle of $0^{\circ} 55' 58''$, and a chord bearing and distance of N $65^{\circ} 20' 18''$ W, a distance of 185.91 feet to a TxDOT brass disk monument in concrete found;

N $64^{\circ} 52' 06''$ W, a distance of 929.00 feet to a TxDOT brass disk monument in concrete found and a curve to the left;

with said curve to the left an arc distance of 304.78 feet, a radius of 11499.20 feet, a central angle of $01^{\circ} 31' 07''$, and a chord bearing and distance of N $65^{\circ} 44' 10''$ W, a distance of 304.78 feet to a broken TxDOT concrete monument found;

N $66^{\circ} 19' 38''$ W a distance of, 1298.01 feet to an iron rod set for the southeast corner of a certain 5.00 acre tract of land conveyed to William M. Weidner by Gift Deed dated February 25, 1982, recorded in Volume 2531, Page 1233, of the Real Property Records of Bexar County, Texas;

Thence departing said right of way and with the common line of said 5.00 acre tract the following;

N 23° 36' 12" E, a distance of 420.00 feet to, to a point being five hundred (500) feet from the southwest right of way or four hundred twenty (420) feet from the northeast right-of-way of said Culebra Road as recovered herein for the city limit of the City of San Antonio as described in Ordinance No. 64026 dated December 29, 1986 and the north line of New City Block 18296;

Thence crossing said remnant of the 273 acres with a line 420 feet parallel to and north of the northeast right-of-way of Culebra Road the following;

S 66° 19' 38" E, a distance of, 1298.52 feet to a curve to the right;

with said curve to the right an arc distance of 314.67 feet, a radius of 11909.15 feet, a central angle of 01° 30' 50", and a chord bearing and distance of S 65° 44' 00" E, a distance of 314.67 feet to a point;

S 64° 52' 07" E, a distance of 929.79 feet to a curve to the left;

with said curve to the left an arc distance of 224.45 feet, a radius of 10999.20 feet, a central angle of 01° 10' 09", and a chord bearing and distance of S 65° 27' 23" E, a distance of 224.42 feet to a point in the west right-of-way of F. M. 1560;

Thence with the west right-of-way of F. M. 1560 the following;

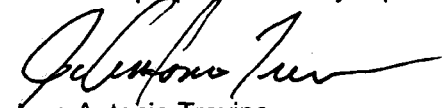
S 23° 38' 27" W, a distance of 370.68 feet to a TxDOT brass disk monument in concrete found;

S 68° 54' 27" W, a distance of 69.56 feet to the PLACE OF BEGINNING containing 26.654 acres of land more or less.

NOTE:

1. All ½" iron rods set are capped with a plastic cap marked C-B.PROP.COR.

Plat prepared this day: April 25, 2005



Jose Antonio Trevino
Registered Professional Land Surveyor No. 5552

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